

BELMONT PERMANENT BUILDING ADVISORY COMMITTEE MINUTES

Date: Wed. Dec 17 2008

Held at Belmont Town Hall Conference Room 1

Attendance

BPBC: Pat Brusch – S. Sala - K. Pressey – J. Mooney
Bill Shea – W. Lovallo - B. McLaughlin

GENERAL

- The group met between 7:30 AM and 9:00 AM.

MEETING MINUTE APPROVAL

The July 1 2008 meeting minutes were approved by all members

FIRE STATIONS

- Roof leaks are still a problem at the fire stations
- An epoxy floor coating will be applied to the fire equipment floors to resolve the cracking problem
- This work will commence in the Spring of 2009
- Negotiations underway between the Architect-General Contractor-Structural Engineer on sharing the cost of this additional floor coating

SENIOR CENTER

- Groom Construction sent the Town of Belmont a letter on Dec. 9 requesting a construction time extension of 100 days
- This extension would delay the completion of the building from Feb 1 2009 to May 31 2009
- Groom is requesting that the \$600/day liquidated damage clause be waived
- Groom is not asking for any additional General Conditions for this time extension
- Issues pertaining to the time extension and outlined in the letter are:
 - a. Wood framing delays involving the firing and replacement of the framing contractor
 - b. Groom replaced their General Superintendent
 - c. 25 days of rain which delayed framing and sitework construction
 - d. Electrical service difficulties in accessing the existing electrical vault in the street
 - e. Unsuitable soil in the parking lot that required removal
 - f. Piping leakage which resulted in testing of installed systems
 - g. Roof flashing issues
- Project Completion as of Dec 1: 55% complete
- Town costs for time extension include \$6200/mo for rental of Our Lady of Mercy, \$1300/wk for the Clerk of the Works, Design Team (Architect/Engineers) at \$15 – 18,000/mo, etc for an approx. additional cost to the Town of \$50,000
- Groom has not submitted an updated schedule with the time extension request. Karen to request that Groom provide an updated schedule outlining the delays and how it affects the critical path schedule
- The contract between Groom and the Town to be reviewed to determine any issues affecting this time extension

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HOMER BUILDING INTERIOR STAIRS

- Repairs to the stairs are complete
- A survey and as-built plans are in progress
- Inspector will sign off on the stairs
- The steps are to be insured
- Total cost was \$111,000 with \$67,000 allocated to repairs
- It became evident during reconstruction that the metal stairs were fabricated incorrectly
- The Town will be pursuing steps to recoup these repair costs

LIBRARY

- The project is complete and within budget
- Minor punchlist work to be completed
- S. Sala to complete the DECAM forms for the project

WELLINGTON SCHOOL

- Debt exclusion to occur in 2009
- Projected Cost: \$45-50 million with 40% maximum reimbursement from the state
- School occupancy anticipated to be Fall 2011
- Detailed cost estimate due this month
- MSBA will review cost estimate and schematic design on Jan 5
- Town hopes for State of MA approval on Jan 26
- Override committee has been formed
- PMA Co will replace Turner Construction as the OPM

NEXT MEETING

Wed Jan. 7 2009 7:30 AM Town Hall Building